

134 Lemontree Drive, Mutchilba, QLD, 4872



Rural For Sale

Thursday, 1 August 2024

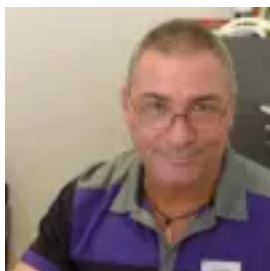
134 Lemontree Drive, Mutchilba, QLD, 4872

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Rural



Rino Gava

UNIQUE 400 ACRES THAT WILL EXCELL YOUR LIFE STYLE

Looking for that unique lifestyle property that gives you that country feel of living with privacy and the most spectacular views you have ever seen !!!

Then this off the grid 400 acre free hold is the place for you. It has so much to offer with your very own private target shooting range platform, established tracks for 4-wheel driving, quad/ motorbike riding with unlimited room for life stock especially horses and cattle, the choice is yours.

Located at very sought after Oaky Valley, this property is just 25 minutes from Mareeba or Atherton and 1.5hrs from Cairns international airport.

The current owners use it as a family get away which has turned into longer stays as its uniqueness begs you to stay.

While there is no house of such, there is a large house pad in place ready to go.

However, there is a massive 10x10m two story shed/house that has 4 bedrooms and 1 bathroom upstairs. Kitchen, lounge/ dining and laundry downstairs with generous storage space and outdoor shower.

PROPERTY FEATURES INCLUDE:

- 400 acres freehold
- Zoned Rural
- 2x sheds, both council approved as SHEDS, the liveable shed is not approved as a house/ liveable dwelling. Originally it was just a weekender that turned into long stays.
- Multiple seasonal creeks and waterfalls
- Perfect property for Shooting, motorbikes, 4wd driving, cattle, horses, lifestyle living

MAIN SHED/SHOUSE

- 10 x 10m, 6m high, 2 story, 4 rooms upstairs, kitchen, lounge and laundry downstairs.
- 10 x 9m lean-to with shelving and vehicle accommodation
- Poles concreted on front side in prep for veranda/ deck.
- Framed for 4 rooms upstairs.
- Lighting downstairs (LED).
- 2x toilets, upstairs and downstairs.
- Bulk storage cupboards in laundry.
- Shower upstairs.
- Outdoor shower
- Septic
- 3x AC, 1x large downstairs, 2x small in up stairs rooms.

SHOOTING PLATFORM / SHED

- 17 x 6m Solid build from G&C Twi-dale Engineering with 55 ton of concrete and steel fabbed beams.
- Shooting or social platform has beer and wine location, could add bifold doors and deck out for an Air B&B to rent out. Has been used for Wedding photos and events
- Cel-fi phone booster.
- Small solar setup on platform, enough to run lab-radar, phone charging and lights.
- 10k - worth of bistolloy steel for targets (installed) small squares are all mounted on conveyor belt now to minimize maintenance an movement? response.

OTHER IMPROVEMENTS-

- Off grid solar system in main living shed 5kw solar, 32kwh batteries, Victron inverter and solar regulator/ charger, generator inlet and changeover switches, can be set up to run diesel genset with auto changeover if required.
- Private wifi network (\$90 a month, Unlimited) bounced from windfarm to main fibre backbone in Walkamin to Brisbane (excellent coverage even in storms, maintained and

owned by an IT guru in Walkamin)

- Satellite NBN- mounted and ready to activate if needed.

WATER SUPPLY

- Solar bore
- 2hp bore pump, runs any time it's sunny, bore never runs out of water
- 2x Water trough on water line from bore that auto fill with floats
- 11,000L water tank

EARTHWORKS

- Large pad 300m from front gate for house or large shed with water tank pad above it (originally cut for a house pad)
- Extensive trails bulldozed around property giving motorbike and 4wd access to most parts of property
- 7km of gravel spread on driveway to make more accessible in heavy wet season
- 1x dam / access to South lowland paddocks, doesn't hold water yet as it was just pushed up, was primarily to gain access.
- 1x cleared workshop pad or short distance shooting location in lowlands
- 2 large paddocks cleared, lots of wood available if wanted to sell
- Extensively seeded with Brachy (good for cattle) also lots of secca stylo and kangaroo grass

OTHER INCLUTIONS

- 2 x rough but operational quad bikes, both with bull bars and racks, both carby models
- Suzuki king quad 400
- Yamaha grizzly 300
- Spares for the bore

Acreege of this size and uniqueness are rarely placed on the market and very tightly held. For more information or to arrange your very own private inspection. Contact Exclusive Marketing agent Rino Gava 0427779086 or Email: rino@girgentigroup.com